

16360 RIVER ROAD, RICHMOND

UP TO 8.03 AC OF IL ZONED LAND IMPROVED FOR TRUCK PARKING & OUTDOOR STORAGE

**FOR
LEASE**



WILLIAM | WRIGHT

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FOR LEASE

William Wright Commercial is pleased to present 16360 River Road, an 8.03-acre IL-zoned industrial site. Improved with compact gravel, the levelled and secured fenced site features an electronic gate, power and water services, and a wide drive aisle allowing for excellent maneuverability. Ideal for truck parking and related logistics uses, the site offers flexible leasing options, from individual truck spaces to multi-acre configurations.

SALIENT FACTS

SIZE

Up to 8.03 Acres

ZONING

IL

GROSS RENT

Contact Listing Agents





PROPERTY FEATURES



FLEXIBLE LEASING OPTIONS

Tenants can lease from individual truck spaces up to the full 8.03 acres



PROXIMITY TO MAJOR PORTS

Strategically located within 20 minutes of key shipping hubs



IMPROVED INDUSTRIAL YARD

Levelled and compacted gravel surface with secured fenced perimeter with electronic gate access



EFFICIENT TRUCK OPERATIONS

Wide drive aisles and ample maneuvering space for movement and staging of vehicles and equipment



NORTH RICHMOND

Strategically positioned in North Richmond, 16360 River Road offers exceptional access to Metro Vancouver’s key transportation infrastructure. The site is approximately 20 minutes from the Port of Vancouver and Vancouver Cruise Ship Terminal, and just over 20 minutes to the Tsawwassen Ferry Terminal, providing direct links to major shipping and distribution hubs. Convenient access to Highway 91 and Highway 99 ensures efficient regional connectivity, while proximity to the Oak Street Bridge, Knight Street Bridge, and Alex Fraser Bridge enables smooth access across the Fraser River to Vancouver, Burnaby, Delta, and Surrey. Additionally, the site is just a 15-minute drive from Vancouver International Airport (YVR), making it an ideal location for multi-modal logistics and quick transportation links.

^ PORT OF VANCOUVER

VANCOUVER INTERNATIONAL AIRPORT

OAK ST BRIDGE

SUBJECT PROPERTY

KNIGHT ST BRIDGE

KNIGHT ST

VANCOUVER BLAINE HWY

EAST-WEST CONNECTOR

v TSAWWASSEN FERRY TERMINAL

DRIVING TIMES

VANCOUVER INTL. AIRPORT	15 MINS
HIGHWAY 91	18 MINS
HIGHWAY 99	21 MINS
TSAWWASSEN FERRY TERMINAL	29 MINS
DOWNTOWN VANCOUVER	34 MINS
PORT OF VANCOUVER	38 MINS
VAN. CRUISE SHIP TERMINAL	38 MINS

CONTACT LISTING AGENTS

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